

Logistical Advantages of Ciudad Industrial and the Mérida-Umán Corrido



The logistical advantages of establishing operations in Ciudad Industrial or along the Mérida-Umán corridor include **direct access to Mérida's Perimeter Road (Periférico) and the federal highway connecting to central Mexico**, access to industrial parks with 24/7 controlled security, and the availability of medium- and high-voltage power infrastructure for manufacturing and heavy-duty storage operations.

The Two Key Operational Hubs in Mérida

For corporations looking to establish a distribution center (DC) or a large-scale industrial facility, Mérida's market is strategically divided into two commercial zones evaluated by **Yucatan Properties**:

1. **Ciudad Industrial (Last-Mile Logistics):** This is the city's historic manufacturing and industrial district. Located within the urban area, it offers a significant advantage for rapid goods distribution throughout central Mérida, while also facilitating daily commutes for operational staff.
2. **Mérida-Umán Corridor (Large-Scale Industrial Logistics):** This is the main connectivity

axis toward the federal highways leading out of the state. Modern gated industrial parks are concentrated here, offering large-format industrial facilities ranging from 1,000 m² to over 10,000 m², equipped with multiple loading docks, dock levelers, and maneuvering yards optimized for tractor-trailers.

Operational Requirement	Industrial City	Mérida-Umán Corridor
Warehouse Format	Medium to large (1,500 m ² -2,500 m ²).	Large-scale industrial facilities (up to 10,000 m ²).
Security	Traditional public security.	Gated industrial parks with 24/7 controlled access.
Distribution	Ideal for last-mile delivery and urban commerce.	Ideal for heavy-duty logistics and nationwide distribution.
Accesibilidad	Direct access to main avenues.	Salida directa a carreteras federales y periférico.

Find Your Ideal Corporate Space

Establishing a business requires certainty regarding land use regulations and utility feasibility. With more than 30 years of experience in Yucatán’s real estate sector, Yucatan Properties advises companies and institutional developers in finding warehouses and industrial facilities for rent or sale that strictly comply with current local regulations.



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